



## CHURCH HOUSE

Beaminster, DT8 3JR

Price £345,000

**MAYFAIR**  
TOWN & COUNTRY

# PROPERTY DESCRIPTION

Nestled in the charming village of Stoke Abbott, Beaminster, this delightful terraced bungalow offers a cosy retreat for those seeking a peaceful countryside lifestyle.

As you step inside, you'll be greeted by a light and airy space, with two spacious reception rooms. The property boasts two double bedroom, and a large bathroom incorporating both a shower and a bath. The property has an enclosed front garden and is laid to grass and stone chippings.

The property still retains its original vaulted roof structure, which can be seen when in the loft offering potential to extend further the full footprint of the house subject to the correct planning permissions which is a huge on-selling bonus.

This property is situated in the idyllic rural village of Stoke Abbott. There are countryside walks from the front door and a local pub a minutes walk away. A five minute car journey will find you in Beaminster, where you can pick up all your daily needs!

## Situation

Beaminster 2 miles approx.

Bridport 7 miles approx.

Crewkerne 8 miles approx.

## The local area

Stoke Abbott is a pretty village approximately two miles from Beaminster and seven miles from Bridport surrounded by undulating countryside in an area designated as being of "outstanding natural beauty". The village comprises mainly character cottages and larger houses. Amenities include a church, village hall and public house. The nearest town of Beaminster has an excellent range of shops, churches, a library, two schools, health centres, other professional services and many social organisations and sporting facilities.

## Local Authority

West Dorset Council Tax Band: C

Tenure: Freehold

EPC Rating: F



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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## Kitchen

Front door opens on to kitchen. Ceramic flooring, underfloor heating, fitted kitchen units, oven, induction hob, extractor fan, integrated dishwasher, integrated fridge and freezer, sink with drainer board, kitchen store with space and plumbing for washing machine, electric radiator, window to the front, door to the sitting room.

## Sitting Room

This sitting room enjoys a light dual aspect with windows to both front and side, brand new Camaro laminate flooring installed, brand new Wi Fi electric radiator, door to the hallway.

## Hallway

Doors lead off to the hallway to bedrooms and family bathroom, brand new underlay and carpeting installed.

## Bedroom One

Double bedroom, brand new Wi-Fi electric radiator, a light dual aspect with windows to both sides, brand new underlay and carpeting installed.

## Bedroom Two

A double bedroom, brand new Wi-Fi electric radiator, window to the side, brand new underlay and carpeting installed.

## Family Bathroom

Panelled bath, corner shower cubicle, WC, sink, mirror, window to the rear, underfloor heating, brand new Wi-Fi towel rail fitted.

## Garden

Wooden picket fence with gate encloses the garden, path leads to the front door, laid to lawn and stone chippings.

## Material Information\_

Additional information not previously mentioned

- Mains electric

- Mains water
- Wi-Fi Heating electric room heating
- Mains drainage
- No flooding in the last 5 years

For an indication of specific speeds and supply or coverage in the area, we recommend potential buyers to use the Ofcom checkers below:

[checker.ofcom.org.uk/en-gb/mobile-coverage](https://checker.ofcom.org.uk/en-gb/mobile-coverage)

[checker.ofcom.org.uk/en-gb/broadband-coverage](https://checker.ofcom.org.uk/en-gb/broadband-coverage)

Flood Information:

[flood-map-for-planning.service.gov.uk/location](https://flood-map-for-planning.service.gov.uk/location)



TO ARRANGE A VIEWING OR FOR FURTHER INFORMATION ON THIS PROPERTY PLEASE CONTACT OUR SALES TEAM

**01308 862606**

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### IMPORTANT NOTICE

We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

1. Survey - A detailed survey has not been carried out, nor the services, appliances and fittings tested.
2. Floorplans All measurements walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate and cannot be regarded as being representative either by the seller or his agent. Room sizes should not be relied upon for furnishing purposes and are approximate.
3. Mayfair Town & Country may make the following referrals and in exchange receive an introduction fee:  
Simply Conveyancing up to £200 (plus VAT), HD Financial Ltd - introduction fee of up to £240 (plus VAT)

